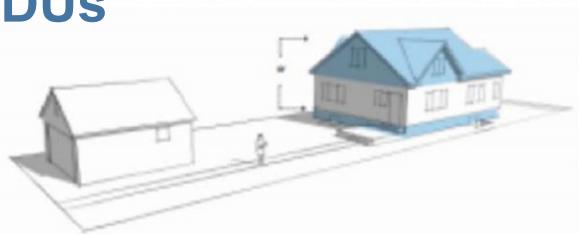




ACCESSORY DWELLING UNIT INFORMATIONAL HANDOUT

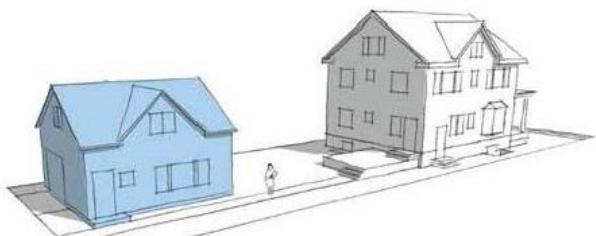
AUGUST 2022

Types of ADUs



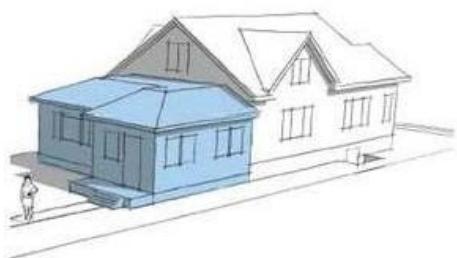
Internal Conversion

Built from existing space within the home



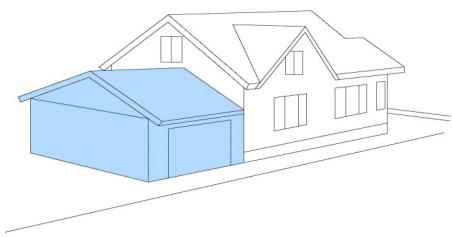
Detached

Free-standing structure



Attached

Shares at least one wall with the primary house



Garage Conversion

Existing garage that is converted to an ADU

WHAT IS AN ACCESSORY DWELLING UNIT?

Accessory Dwelling Units (ADUs) have gone by many names, including granny flats, in-law units, and secondary units. By definition, an ADU is a self contained, additional housing unit on a permanent foundation, that contains a kitchen, bathroom, and a place to sleep. ADUs range in size from 150 square feet for a studio to 1,000 square feet for unit with multiple bedrooms (see matrix for additional information).

WHAT IS A JUNIOR ACCESSORY DWELLING UNIT?

Like an ADU, a Junior Accessory Dwelling Unit (JADU) is an additional housing unit on a residential property. JADUs are limited to a maximum of 500 square feet in size and must be contained within the walls of an existing or proposed home. JADUs require an efficiency kitchen, and may share a bathroom with the main house or include their own bathroom.

Top 10 things to know about **ADUs...**

- 1 One ADU and one JADU may be built on any residential lot with an existing or planned single-family home that are zoned for residential.
- 2 Total area for a detached ADU may not exceed 850 square feet for a one bedroom ADU or 1,000 square feet for an ADU with multiple bedrooms.
- 3 Newly built ADUs are required to have a 4-foot setback from the side and rear property lines.
- 4 Detached ADUs shall not exceed sixteen (16) feet in height and shall be limited to one-story. Except that existing 2nd story space may be converted to an ADU.
- 5 Existing garages or accessory buildings that are converted to or replaced by an ADU are not required to meet setback requirements.
- 6 Newly built ADUs must either be 6-feet away or attached to any existing structures.
- 7 Some ADUs are required to pay impact fees and/or connection/capacity fees. Please check with the Planning Department on applicable fees for an ADU.
- 8 Maximum number of bathrooms of an ADU shall not exceed one (1) bathroom.
- 9 The single off-street parking requirement for an ADU is waived if the property is located within one half mile of public transit. Two covered parking spaces for the existing residence shall be maintained unless a garage or carport is demolished or converted to create an ADU. The space can be uncovered, tandem, and/or within setbacks.
- 10 Short-term rentals are not permitted with ADUs.

JADU		SINGLE-FAMILY ADU					
ADU TYPE	Interior Conversion JADU	Structure Conversion ADU	Detached ADU	Attached ADU			
ZONING	Allowed on all lots zoned for Residential						
# OF ADUS ALLOWED	1	1					
MAXIMUM SIZE	500 sq. ft.	ADUs created by conversion of existing accessory structures are not subject to a maximum unit size	1 bedroom: 850 sq. ft. max. Multi-bedrooms: 1,000 sq. ft. max.				
MAXIMUM HEIGHT	Same as primary unit	Based on existing building height	16-feet	Same as primary unit			
SIDE SETBACK	Same as primary unit	Based on existing building setbacks	4-feet minimum				
STREET SIDE SETBACK	Same as primary unit	Based on existing building setbacks	Same as primary unit				
REAR SETBACK	Same as primary unit	Based on existing building setbacks	4-feet minimum				
SETBACK FROM OTHER STRUCTURES	N/A	Based on existing building setbacks	6-feet minimum	N/A			
LOT COVERAGE	N/A	ADUs 800 sq. ft. or less are exempt from lot coverage requirements, ADU's larger than 800 sq. ft. must meet lot coverage requirements					
ENTRANCE TO ADU	Exterior entrance required						
BATHROOM	Optional: can share with primary unit	Full bathroom is required. ADUs are limited to one (1) bathroom					
KITCHEN	Minimum of an efficiency kitchen required	Full kitchen required					
PARKING REQUIREMENT	N/A	1 covered/uncovered parking space (10' x 20') required, unless the property is located within 1/2 mile of an active public transit stop or terminal. Replacement parking for existing primary unit not required when a garage, carport, or covered parking structure is physically converted or replaced by an ADU					
OWNER OCCUPANCY	Required for primary unit or JADU	Not required for primary unit or ADU					
SHORT-TERM RENTAL	Prohibited (i.e. less than 30 days)						
IMPACT FEES	No impact fees are charged on ADUs under 750 sq. ft. Impact fees for ADUs 750 sq. ft. or larger shall be proportional to the size of the ADU in relation to the primary unit						
CONNECTION/CAPACITY FEES	ADUs under 750 sq. ft. converted from existing space are exempt from connection/capacity fees. Newly constructed ADUs under 750 sq. ft. are subject to connection/capacity fees on a proportional basis to the size of the primary unit. ADUs 750 sq. ft. or larger, connection/capacity fees are covered with the impact fees						
UTILITY CONNECTION	N/A	Utilities should be connected to the primary unit, however separate services may be added upon approval by the City Engineer					
SCHOOL FEES	No school fees for units under 500 sq. ft.						
FIRE FEES	Fire fees shall be charged on the above impact fee requirements						
DEED RESTRICTION	Deed restrictions are required						

Frequently Asked Questions:

- **Is an ADU allowed on my property?**

All residentially zoned properties that are conforming parcels are eligible for an ADU and/or JADU. The property must contain an existing or proposed dwelling unit and the ADU may be constructed at the same time or after the primary dwelling.

- **What is the difference between an attached ADU and a detached ADU?**

An attached ADU is a living unit that is either contained within the walls of the primary dwelling (i.e. conversion of garage or bedroom) or is newly constructed and shares a common wall with the primary dwelling. A detached ADU is a free-standing structure with a minimum separation of at least six (6) feet from any other structure.

- **What are the setback requirements for an ADU?**

Detached ADUs must have a minimum four (4) foot side and rear yard setback. If the ADU is created through the conversion of space in an existing detached structure, i.e. detached garage, pool house, etc., the existing setback may be maintained provided it is sufficient for fire safety.

Attached ADUs shall maintain at least a four (4) foot interior side yard setback and rear yard setback. Attached ADUs shall be limited to primary dwelling setbacks for front and street side yard setbacks.

There may be other factors such as easements that will increase the required setbacks. To find out if your property has easements that need to be considered, please refer to your property's title report.

- **What size of an ADU is allowed?**

All residentially zoned properties are allowed to construct an ADU of up to 850 sq. ft. for a one-bedroom ADU or up to 1,000 sq. ft. for an ADU with multiple bedrooms. ADUs are limited to a maximum of one (1) bathroom.

- **How many bedrooms are allowed in an ADU?**

There is no maximum number of bedrooms provided the floorspace of the unit does not exceed the allowable size. Bedrooms shall be required to meet minimum bedroom sizes pursuant to the Building Code. ADUs are however limited to a maximum of one (1) bathroom.

- **How is the floorspace of the ADU calculated?**

The floorspace of the ADU will include all areas accessed from within the unit and all areas used/ designed exclusively for use by the ADU. For example, if the unit has an attached garage or outdoor accessed laundry area, the floorspace will include those ancillary uses.

Frequently Asked Questions:

- **What is the height limit of an ADU?**

The maximum height allowed for a detached ADU is sixteen (16) feet. If the ADU is attached to the primary home, the maximum height shall be limited to that of the primary home.

ADUs shall be limited to one-story (16 feet), except that an existing 2nd story space (e.g. game room, office or storage space) may be converted to an ADU so long as all other requirements are met.

- **Can an existing attached garage be converted into an ADU?**

Yes, however it must meet current building and fire codes since it will be considered a change in use. To be considered an ADU, the unit must provide provisions for living, sleeping, eating, cooking and sanitation.

- **Can an existing detached garage/structure be converted into an ADU?**

Yes, if it is a legal structure. However, it must meet current building and fire codes since it will be considered a change in use. To be considered an ADU, the unit must provide provisions for living, sleeping, eating, cooking and sanitation. Items that will need to be addressed when converting such space are the following:

- ◊ Foundation—Foundation must meet current building code requirements for occupiable space or an engineer's report certifying that the existing foundation is sufficient for the change of use to occupiable space. If the foundation cannot meet the above requirements, an engineered plan shall be submitted showing how the current foundation can be modified to meet the re-quirements of the current building code.
- ◊ Energy Code—The ADU conversion shall meet all applicable energy code requirements pursuant to the California Building Code.
- ◊ Electrical—Electrical shall meet all applicable electrical code requirements pursuant to the California Building Code, unless approved otherwise by the City of Ripon Building Official.
- ◊ Plumbing—Plumbing shall meet all applicable plumbing code requirements pursuant to the California Building Code, unless approved otherwise by the City of Ripon Building Official.

- **Does an ADU require separate utilities?**

Separate service is not required but your utilities will need to be sized to meet the additional demand or load of the new ADU. Some properties may need to upgrade utilities for more capacity. You will need to contact your specific service providers on capacity questions. Separate services may be allowed upon approval by the City Engineer.

- **Is solar required for ADUs?**

Yes, ADUs must meet energy code requirements including the provision to provide solar.

Frequently Asked Questions:

- **Are fire sprinklers required in an ADU?**

If the primary dwelling has sprinklers, the ADU will be required to have sprinklers.

- **Can I rent the ADU or does it have to be occupied by family?**

The unit does not have to be occupied by family. The ADU may be used for rental property, but it may not be used for short-term rentals (less than 30 days).

- **How many ADUs are allowed?**

Properties, zoned residential and developed with a single-family residence may have one standard ADU (either attached or detached) and one Junior ADU.

- **Can a manufactured home be used as an ADU?**

A manufactured home may be used provided it meets the qualifications of Section 18007 of the Health and Safety Code and Chapter 16.86 of the Ripon Municipal Code.

- **Can a “Tiny Home” be used as an ADU?**

No, A moveable living unit, or “tiny home”, does not meet the City’s zoning regulations. Therefore, tiny homes may not be used as an ADU.

- **Do I need a permit to create the ADU?**

Yes. You will need to first submit an ADU/JADU application with the City of Ripon Planning Department to receive ADU/JADU clearance. Then you will need to submit a complete set of plans to the building department and acquire a building permit.

- **How much is a building permit for an ADU?**

The building permit fee varies depending on the size of the unit and whether it is a conversion, new structure or manufactured unit. In addition to the building permit fees, some projects also will pay connection/impact fees. To obtain a fee quote, contact the Planning Department at kzuidervaart@cityofripon.org.

- **Will my property taxes increase if I build an ADU?**

Most likely, the tax assessor will increase the value of your property to include your new ADU but will not re-assess your existing home.

- **What do I need to know about City Utilities?**

All City utilities are required to be in the property owner's name and all ADUs will have additional monthly fees for city utilities which cover, water, sewer and garbage service.



For more information regarding ADUs please contact the City of Ripon
Planning Department (209) 599-2108 or PlanningDepartment@cityofripon.org